

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

JULY 9, 1998

A Meeting of the Manistee City Planning Commission was held on Thursday, July 9, 1998 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Ray Fortier, Cyndy Fuller, Kristie Harless, Bob Hornkohl, John Lakos, John Serocki, Tony Slawinski

MEMBERS ABSENT: Roger Yoder

OTHERS PRESENT: Jan Gavliniski (City Council), R. Ben Bifoss (City Manager), Jeff Veryser (Fab Lite), Connie Rossman (Manistee News Advocate), Dave Hoffman (Harbor Village), Dave Evans (Harbor Village), Gary Schrader (329 Second Avenue), William & Connie Slade, Jeff Mikula (Abonmarche), Jim Ridge (Abonmarche), Donna Larson (550 First Street), Jim Mrozynski (Onkama Marine), Dale Picardat (521 Pine Street), Phil Picardat (546 First Street), Jon Rose (Community Development Officer) and Denise Mikula (City Staff)

Meeting was opened at 7:00 p.m. by Vice-Chair K. Harless

PUBLIC HEARING:

No Public Hearing

SITE PLAN REVIEWS:

Fab-Lite

A request for a site plan review has been received from Fab-Lite Inc., 300 Washington Street. The request is for a 14 x 28 foot three sided slanted roofed rain and snow cover similar to a carport. Review of the proposed structure shows that all the requirements of the Zoning Ordinance are met.

MOTION by Slawinski, seconded by Lakos that the site plan for Fab-Lite, Inc. to construct a 14' x 28' foot three sided slanted roofed rain and snow cover similar to a carport at 300 Washington Street be approved. Motion passed unanimously.

William & Connie Slade - Lot Split & Combination

William & Connie Slade owned parcel #51-51-770-710-01 (First Reitz Park Add Lots 84 & 85) and parcel # 51-51-770-710-05 (First Reitz Park Add Lots 86 & W 1/2 Lot 87). Mr. & Mrs. Slade would like to split the east 9.54 feet of Lot 85 (51-51-770-710-01) and combine it with parcel #51-51-770-705-05. The two parcels meet all the requirements of the Zoning Ordinance.

MOTION by Fortier, seconded by Serocki that Mr. & Mrs. Slade's request to split the east 9.54 feet of lot 85 (51-51-770-710-01) and combine it with parcel #51-51-770-705-05 be approved. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No concerns were express by the citizens in attendance.

MINUTES:

MOTION by Lakos, seconded by Serocki, that minutes of the June 4, 1998 meeting be approved. Motion approved unanimously.

NEW BUSINESS:

None

UNFINISHED BUSINESS:

Dale Picardat - Street Vacation

Mr. Picardat is withdrawing his request to vacate the portion of Water Street north of 546 & 550 First Street.

Harbor Village - PUD minor modifications:

Harborside East & Lakeview

Dave Hoffman of Harbor Village presented some minor modifications to the PUD. A change in allocation of the number of units between Harborside East and Lakeview (the area around the proposed pond) was discussed. In the PUD Harbor Side East is set up to have 75 units and 30 Buildings. The request is to change it to 40 units and 10 buildings. The PUD has Lakeview set up for 110 units and 14 Buildings. The request is to change it to 92 units and 18 buildings. Mr. Hoffman would also like approval for units 5, 6 & 7 Lakeview and units 3, 4 & 5 Harborside East.

MOTION by Serocki, supported by Lakos to modify the PUD for Harborside East from 75 units and 30 buildings to 40 units and 12 buildings and Lakeview from 110 units and 14 buildings to 92 units and 18 buildings. Motion passed with Cyndy Fuller abstaining.

MOTION by Fortier, supported by Lakos to approve Lakeview units 5, 6 & 7 and Harborside East units 3, 4 & 5. Motion passed with Cyndy Fuller abstaining.

The Cottages

Mr. Hoffman presented a new configuration for the south four cottage between Second and Third Avenue. A poll was taken of neighboring residents on opening Third Avenue to Monroe Street. The neighbors were in opposition to the reopening of Third Avenue. Mr. Hoffman presented a proposal including a driveway that would cross the sidewalk on Third Avenue.

Gary Schrader, 329 Second Avenue asked about an existing curb cut on Monroe Street and what type of buffer would be between the cottages and his property. Mr. Hoffman said that the curb cut would be removed and replaced with curb and sidewalk. Mr. Hoffman also stated that trees being removed would be replaced and landscaping will be done on the property.

Jan Gavlinski, Councilwoman for the Fourth District said that she has received phone calls from residents who did not want Third Avenue opened to Monroe Street.

Dave Bachman, Chief of Police has reviewed the proposal and sent a letter to the Planning Commission stating that the placement of yield signs where the driveway crosses the sidewalk would provide sufficient traffic control measures to ensure the safety of any pedestrian traffic in the area.

MOTION by Fortier, supported by Serocki to allow traversing the sidewalk in accordance with the recommendation of David Bachman, Chief of Police. Motion passed with Cyndy Fuller abstaining.

MOTION by Serocki, supported by Lakos to approve Cottage 31, 32, 33 & 34. Motion passed with Cyndy Fuller abstaining.

Dunes Drive

Mr. Hoffman presented a proposal for lot splits and combinations for the remainder of Dunes Subdivision. The request is for building sites 14 thru 21 to have a width of 105.90 feet. Building sites 22 & 23 would be 107.3 feet wide and building site 24 would be 110 feet wide at the narrowest point.

Motion by Hornkohl, supported by Fatke to approve the proposed lot splits and combinations of Dunes Subdivision for building sites 14 thru 21 at 105.90 feet of width, building sites 22 & 23 at 107.3 feet of width and building site 24 at 110 feet. Motion passed with Cyndy Fuller abstaining.

Mr. Hoffman also spoke on new proposals for the August meeting that would include the indoor pool facility and a permanent maintenance building located on site.

OTHER COMMUNICATIONS:


None

ADJOURNMENT:

MOTION by Slawinski, supported by Serocki that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 7:35 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary